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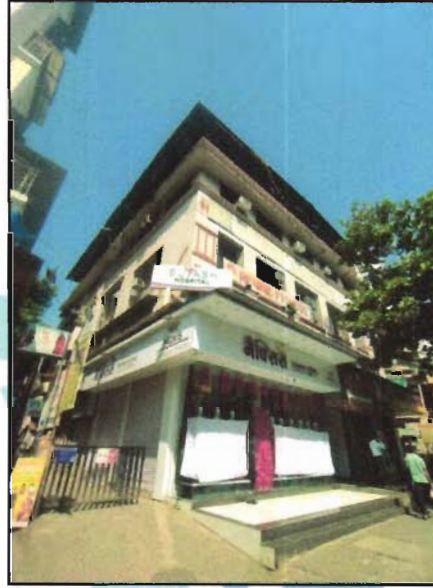
MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Kanaiyalal P. Derashri, Dr. Dhavaal Derashri & Dr. Lata Dhavaal Derashri**

Amalgamated Commercial Unit Nos. 201, 202 & 203 (Suyash Hospital), 2nd Floor, "Ugam Complex Premises Co-Op. Soc. Ltd.", Plot No. 51, Sector - 40, Nerul, Navi Mumbai – 400 706, Maharashtra, India.

Latitude Longitude - 19°01'10.6"N 73°00'58.2"E

Intended User:

Cosmos Bank

Vashi Branch Sector 17

Plot No. 74, Persepolis Premises, Sector 17, Vashi, Navi Mumbai, Maharashtra, India.



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
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| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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✉️ mumbai@vastukala.co.in

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Valuation Report: Cosmos Bank / Vashi Branch Sector 17 / Mr. Kanaiyalal P. Derashri, (14121/2310432) Page 2 of 19

Vastu/Mumbai/02/2025/14121/2310432
07/01-82-PRBSVS
Date: 07.02.2025

VALUATION OPINION REPORT

The property bearing Amalgamated Commercial Unit Nos. 201, 202 & 203 (Suyash Hospital), 2nd Floor, “**Ugam Complex Premises Co-Op. Soc. Ltd.**”, Plot No. 51, Sector - 40, Nerul, Navi Mumbai – 400 706, Maharashtra, India belongs to **Mr. Kanaiyalal P. Derashri, Dr. Dhavaal Derashri & Dr. Lata Dhavaal Derashri.**

Boundaries of the property.

North	: Sadguru Plaza
South	: DMK Jaoli Bank
East	: Jairam Tukaram Tandel Marg
West	: Nirmal CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 8,24,00,937.00 (Rupees Eight Crore Twenty-Four Lakh Nine Hundred Thirty-Seven Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.07 12:46:22 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl: Valuation report



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- | | | | |
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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Valuation Report of Amalgamated Commercial Unit Nos. 201, 202 & 203 (Suyash Hospital), 2nd Floor, "Ugam Complex Premises Co-Op. Soc. Ltd.", Plot No. 51, Sector - 40, Nerul, Navi Mumbai – 400 706, Maharashtra, India.

Form 0-1
(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 07.02.2025 for Banking Purpose
2	Date of inspection	05.02.2025
3	Name of the owner/ owners	Mr. Kanaiyalal P. Derashri, Dr. Dhavaal Derashri & Dr. Lata Dhavaal Derashri
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership shares is not available
5	Brief description of the property	Address: Amalgamated Commercial Unit Nos. 201, 202 & 203 (Suyash Hospital), 2 nd Floor, "Ugam Complex Premises Co-Op. Soc. Ltd.", Plot No. 51, Sector - 40, Nerul, Navi Mumbai – 400 706, Maharashtra, India. Contact Person: Dr. Dhavaal Derashri (Owner) Contact No. 76668 08010
6	Location, street, ward no	Plot No. 51, Sector - 40, Nerul, Navi Mumbai – 400706
	Survey/ Plot no. of land	Plot No. 51, Sector – 40, Village – Nerul
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 3,556.00 (Area as per actual site measurement for Amalgamated Unit Nos. 201, 202 & 203) Built Up Area in Sq. Ft. = 1,404.00 (Unit No. 201) Built Up Area in Sq. Ft. = 1,175.00 (Unit No. 202) Built Up Area in Sq. Ft. = 896.00 (Unit No. 201) Total Built Up Area in Sq. Ft. = 3,475.00 (Area as per Agreement for Sale)



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13	Roads, Streets or lanes on which the land is abutting	Plot No. 51, Sector - 40, Nerul, Navi Mumbai – 400 706
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
IMPROVEMENTS		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied in the name and style of Suyash Hospital
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per NMMC norms Percentage actually utilized – Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied in the name and style of Suyash Hospital
(ii)	Portions in their occupation	Fully Occupied by owner

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 2,75,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	N. A.
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial Unit in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2004 (As per Occupancy Certificate)

42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<p>Remark:</p> <ol style="list-style-type: none"> As per site inspection, Unit Nos. 201, 202 & 203 are internally amalgamated to form a single unit having single entrance. As per measurement Carpet area is 3,556.00 Sq. Ft. which is more than Built up area of 3,475.00 Sq. Ft. mentioned in the Agreement. For the purpose of valuation, we have considered the area as per Agreement for Sale. 		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vashi Branch Sector 17 to assess fair market value as on 07.02.2025 for Amalgamated Commercial Unit Nos. 201, 202 & 203 (Suyash Hospital), 2nd Floor, "Ugam Complex Premises Co-Op. Soc. Ltd.", Plot No. 51, Sector - 40, Nerul, Navi Mumbai – 400 706, Maharashtra, India belongs to **Mr. Kanaiyalal P. Derashri, Dr. Dhavaal Derashri & Dr. Lata Dhavaal Derashri.**

We are in receipt of the following documents:

1.	Copy of Agreement for Sale between Mrs. Chandra V. Acharya, Mr. Vasant R. Acharya & Ms. Veena V. Acharya (The Vendors) AND Mr. Kanaiyalal P. Derashri, Dr. Dhavaal Derashri & Dr. Lata Dhavaal Derashri (The Purchaser's) dated 25.03.2016. (For Unit No. 201)
2.	Copy of Agreement for Sale between Mrs. Chandra V. Acharya, Mr. Vasant R. Acharya & Ms. Veena V. Acharya (The Vendors) AND Mr. Kanaiyalal P. Derashri, Dr. Dhavaal Derashri & Dr. Lata Dhavaal Derashri (The Purchaser's) dated 25.03.2016. (For Unit No. 202)
3.	Copy of Agreement for Sale between Mrs. Chandra V. Acharya, Mr. Vasant R. Acharya & Ms. Veena V. Acharya (The Vendors) AND Mr. Kanaiyalal P. Derashri, Dr. Dhavaal Derashri & Dr. Lata Dhavaal Derashri (The Purchaser's) dated 25.03.2016. (For Unit No. 203)
4.	Copy of Occupancy Certificate No. NRV / OC / P.K.B – 1872 / 3917 / 04 dated 25.11.2004 issued by Navi Mumbai Municipal Corporation.
5.	Copy of Maintenance Bill No. 37 dated 01.01.2025 for the period of January to March 2025 in the name of Mr. Kanaiyalal P. Derashri, Dr. Dhavaal Derashri & Dr. Lata Dhavaal Derashri issued by society.
6.	Copy of Electricity Bill dated 23.01.2025 in the name of Dr. Dhavaal Derashri for Unit No. 201 & 202 each

LOCATION:

The said building is located at Plot No. 51, Sector - 40, Nerul, Navi Mumbai – 400 706. The property falls in Commercial Zone. It is at a walking distance 700 mtrs. from Seawoods railway station.

BUILDING:

The building under reference is having Ground + 3rd Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for Commercial purpose. 2nd Floor is having 3 Commercial Units. The building is having 1 lift.



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Commercial Unit:

The Commercial Unit under reference is situated on the 2nd Floor. As per site inspection, Unit Nos. 201, 202 & 203 are internally amalgamated to form a single unit having single entrance. Amalgamated unit used as a hospital. The Composition of Unit is Reception Area + 2 Consulting Rooms + Administration Department + Waiting Area + Print Area + Passage + Pantry + 3 Toilets. The Commercial Unit is finished with Vitrified tiles flooring, Teak wood door frame with Glass door, Aluminum sliding windows with MS Grills & Casing Capping electrification & concealed plumbing.

Valuation as on 07th February 2025

Total Built Up Area of the Amalgamated Commercial Unit	:	3,475.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 2004 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2025	:	21 years
Cost of Construction	:	3,475.00 X 2,500.00 = ₹ 86,87,500.00
Depreciation $\{(100-10) \times 21 / 60\}$:	31.50%
Amount of depreciation	:	₹ 27,36,563.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,36,900.00 per Sq. M. i.e., ₹ 12,718.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciation)	:	₹ 1,19,743.00 per Sq. M. i.e., ₹ 11,124.00 per Sq. Ft.
Prevailing market rate	:	₹ 24,500.00 per Sq. Ft.
Value of property as on 07.02.2025	:	3,475.00 Sq. Ft. X ₹ 24,500.00 = ₹ 8,51,37,500.00

(Area of property x market rate of developed land & Commercial premises as on 2024 – 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 07.02.2025	:	₹ 8,51,37,500.00 (-) ₹ 27,36,563.00 = ₹ 8,24,00,937.00
Total Value of the property	:	₹ 8,24,00,937.00
The realizable value of the property	:	₹ 7,41,60,843.00
Distress value of the property	:	₹ 6,59,20,750.00
Insurable value of the property (3,475.00 X 2,500.00)	:	₹ 86,87,500.00
Guideline value of the property (3,475.00 X 11,124.00)	:	₹ 3,86,55,900.00

	walls/RCC frame/ steel frame	
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with Glass door, Aluminium sliding windows with MS grills
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6' 0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Actual site photographs



Ready Reckoner Rate

DIVISION / VILLAGE : NERUL Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area		Local Body Type	Class "C" Corporation		
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Nerul Node Sector No. 40.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
26	26/314	55200	122900	136900	153500	136900
(Record Not Available)						
<input type="button" value="Compare With Previous Year"/> ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,36,900.00			
No Increase by Unit Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,36,900.00	Sq. Mtr.	12,718.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	55,200.00			
The difference between land rate and building rate (A – B = C)	81,700.00			
Depreciation Percentage as per table (D) [100% - 21%] (Age of the Building – 21 Years)	79%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,19,743.00	Sq. Mtr.	11,124.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Sales Instances

Property	Unit		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	876.00	1051.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 29,909.00	₹ 24,924.00	-

21228302 12-09-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुकान निबंधक : सह दु.नि. ठाणे 8 दस्त क्रमांक : 21228/2024 नोंदणी : Rgn.83m
गावाचे नाव : नेरुळ		
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	26200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते ममुठ करावे)	14519545.05	
(4) भू-मापन पोटहिस्सा व घरकामांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाहतर वर्णन : इतर माहिती: युनिट नं.ई-309,सेक्टर-3,5 वा मजला,टॉवर-2,एल आणि टी.सी.बुल्डिंग फ्रँड सेक्टर-40,नेरुळ,नवी मुंबई,ता.जि.ठाणे,क्षेत्र-876 चौ.फूट. कारपेट एरिया. एक कार पार्किंग नं 888.दिनांक - 09/08/2024. टनन 8 दस्त क्र. 19037/2024 अन्वये मु.मु.1572000/- नो.फी 30000/-फी वसुल.((SECTOR NUMBER : 40 :))	
(5) क्षेत्रफळ	876 चौ.फूट	
(6)आकारणी किंवा जुनी ठेप्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-नीरज एम गुप्ता तर्फे कृ.मु.मधुन रमेश कुमार -- वय-82 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव: १०३ ट्रीहाऊस,इर्विन,सीए १२६०३,यूरुत्त, कर्नाक नं. - रोड नं. - महाराष्ट्र, THANE. पिन कोड-400706 पॅन नं.-AACPK6626Q 2): नाव.-रमेश कुमार -- वय-82 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव: ५०१ए,श्रीजी हार्ईटल प्लॉट नं.१,एबीसी,सेक्टर ४६,ए,नेरुळ,नवी मुंबई,ता.जि.ठाणे, कर्नाक नं. - रोड नं. - महाराष्ट्र, ठाणे. पिन कोड-400706 पॅन नं.-AACPK6626Q 3): नाव.-वैशाली हर्षदकुमार पाटील -- वय-42 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव: बी-५०३,प्रजापती गौरव,प्लॉट नं.३,सेक्टर-२,स्टेशन रोड सीमेंस बिल्डिंग जवळ,खारघर,नवी मुंबई-410210, कर्नाक नं. - रोड नं. - महाराष्ट्र, राईराड(-). पिन कोड-410210 पॅन नं.-AGAPJ1135H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-दिल्ली सॉकर प्रायव्हेट लिमिटेड तर्फे अधिकृत सहिकर्ता रम्यमन शर्मा वय-40 वय- पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव: इमारतीचे नाव: बी-१७,न्यू नागल देवात बसत कुंज,साऊथ वेस्ट दिल्ली,न्यू दिल्ली-११००७०, कर्नाक नं. - रोड नं. - दिल्ली, SOUTH WEST DELHI. पिन कोड-110070 पॅन नं.-AAICA5922G	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/09/2024	
(11)अनुक्रमीक खंठ व पृष्ठ	21228/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	100	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	100	
(14)भेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instances

Property	Unit		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	878.00	1053.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 27,449.00	₹ 22,874.00	-

14144338 08-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 8 दस्ता क्रमांक : 14144/2023 नोंदणी : Regn.63m
गावाचे नाव : नेरुळ		
(1)विलेखाचा प्रकार	अॅप्रोमेट टू सेल ऑफ ऑफिस	
(2)मोबदला	24100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार. अकारणी देतो की पट्टेदार ते नमुद करावे)	13488602.24	
(4) भू-मापन,पोटहिसा व धरकमांक(असल्यास)	1) पालिकेचे नाव नवी मुंबई मनपाद्वतर वर्णन : इतर भासिती. ऑफिस युनिट न. ई -410,लेवल -4,सहावा मजला,टॉवर -2,कॉम्प्लेक्स -सीव्हेस प्रॅड सेंट्रल,परिया 878 चौ. फूट कार्पेट परिया(97.92 चौ. मी.),प्लॉट न. आर -1,सेक्टर 40,नेरुळ,तासुका व जिल्हा ठाणे((Plot Number : - ; SECTOR NUMBER : 40 ;))	
(5) क्षेत्रफळ	878 चौ फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-वेलना नितीन कोडिया पांच्या तर्फे विनाल नितीनकुमार कोडिया -- वय-68 पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव- के-124, गुजराती सोसायटी, नेहरू रोड, विले पार्ले ईस्ट, मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, MUMBAI. पिन कोड -400057 पॅन नं.-AJNPK9985G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-शैर कटेनर लाईन्स प्राइवेट लिमिटेड तर्फे कापरेक्टर कौशिक सॅप -- वय-61, पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव V. कायमल चेम्बर्स, घोवरिंग्ही लेन रुम नं. 6B, ब्लॉक नं. 34, कोलकाता, ब्लॉक नं. - , रोड नं. - , पश्चिम बंगाल, KOLKATA. पिन कोड -700016 पॅन नं.-AAECC8088R	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/10/2023	
(11)अनुकमांक खंड व पृष्ठ	14144/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1446000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)नोंदणी		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators

Property	Unit		
Source	99acres		
Floor	-		
	Carpet	Built Up	Saleable
Area	300.00	360.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 33,333.00	₹ 27,778.00	-

99acres

Commercial Buy

Post property


₹1 Cr @ 33,333 per sq. ft.

Commercial Shops for Sale
in Sector 40 Seawoods, Navi Mumbai

Get Rental income starting @ ₹ 45,500 / month

RENTAL STATUS
NOT AVAILABLE
Website: <https://maharera.maharashtra.gov.in/>

Overview
Pre Leased Details
Dealer Details
Recommendations
Articles



Property (10)

2 people already contacted since last week

Sale Amount

₹ 1 Crore

@ 33,333 per sq. ft. (Negotiable) [View Price Details](#)

Carpet Area

300 sq. ft. (27.8 sq.m.)

Parking

Only public parking available

Key highlights

Corner property, Near Entrance

Plot Area

550 sq. ft. (51.1 sq.m.)

Floor Number

Ground

Washrooms

Private Washrooms available

Property Age

10+ Year Old

Places nearby View All (5)

Sector 40 Seawoods, Navi Mumbai

L&T Seawoods Parking
 CIDCO Pay & Park
 SGC Mall
 CIDCO Pay & Park
 Ganesh Mandir
 Sai Baba Mandir

Why you should consider this property?

Key Highlights
of the property

- ✓ Rs.45000 Rental Income
- ✓ Ground Floor

- ✓ North-East Facing
- ✓ Corner Property

Price Indicators

Property	Unit		
Source	99acres		
Floor	-		
	Carpet	Built Up	Saleable
Area	900.00	1080.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 30,000.00	₹ 25,000.00	-

Commercial Office Space 900 Sq.Ft. in Seawoods West Navi Mumbai
 Listing ID #8540241
₹ 2.7 Cr.
 Unfurnished
 900 Sq. Ft. (Carpet Area)
 Road View
 No
 3rd Floor

Key Highlights:
 Peaceful Vicinity, Safe & Secure Locality, Breakthrough Price, Reputed Builder, Prime Location

Introducing a peaceful and spacious office space in the safe and secure locality of Seawoods Sector 30, Navi Mumbai.

- This breakthrough deal is brought to you by a reputed builder, providing you with a prime location to establish your business. This office space spans an area of 900 square feet, offering a road view that will surely captivate your clients and visitors.
- The property comes with a range of amenities to cater to all your needs, including power backup, an attached market, 24 x 7 security, high-speed elevators, a concierge desk, visitors parking, ATMs, and a view.

Interior Services Offer:
 Enjoy ₹25,000 Off on Interior Services for a Limited Time.
 • Lowest Prices Guaranteed
 • 10-Year Warranty
 • Timely Delivery Assurance



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **07th February 2025**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 8,24,00,937.00 (Rupees Eight Crore Twenty Four Lakh Nine Hundred Thirty Seven Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.07 12:46:36 +05'30'

Auth. Sign.



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